



CIVIC PLANNING SOLUTIONS INC.

Urban & Rural Land Use Planning

599 Larch Street,
Delhi, Ontario N4B 3A7

PDD-01-2020, Attachment 6

December 23, 2019

Shannon VanDelan
Manager of Planning
Haldimand County
1 Main Street South
Hagersville, ON N0A 1H0

Dear Shannon;

Subject: Haldimand County Official Plan 5 year Review

I have been retained by Silverthorne Homes to submit on their behalf a request that lands described as 2809 Lakeshore Road, Roll # 15700222900000, Part Lot 14, Concession 7, geographic Township of South Cayuga, Lot area of 4.59 acres and Lot frontage of 255.6m, be considered for re-designation from Agricultural to Resort Residential as part of the Haldimand County Official Plan 5 year Review. .

The subject lands are located adjacent to other seasonal residential uses and is not considered to be hazard lands. There does not appear to be any impediments to prevent these lands to be used for seasonal residential development. The lands have existing dwelling and other outbuildings with sufficient area to accommodate new development. The lands are presently zoned Agriculture which reflects its past use but could be zoned (RS) Seasonal Residential similar to other nearby parcels.

With rising lake water levels it will be desirable to have additional lands available to accommodate relocation of existing cottages away from the shoreline and to provide new opportunities for seasonal lakeshore development.

We would like to be kept advised as to the progress of the Official Plan Review.

Yours truly


David Roe MCIP, RPP

ArcGIS Web Map



PDD-01-2020, Attachment 6

12/23/2019, 10:13:52 AM

Override 1

Parcels

1:4,514
0 0.03 0.06 0.11
0 0.04 0.09 0.17
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